

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>CARMELA T. PAGAY (SBN 195603) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: ctp@lnbyb.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Edward M. Wolkowitz, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p>			
<p>In re: HARBHAJAN SINGH and MANPRIT KAUR DHILLON,</p>		<p>CASE NO.: 2:19-bk-15642-BR CHAPTER: 7</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 09/22/2020	Time: 10:00 am
Location: United States Bankruptcy Court, Courtroom 1668, 255 E. Temple Street, Los Angeles, California 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/08/2020

Description of property to be sold:

Estate's right, title, and (partial) interest in the real properties located at 1000 E. Ocean Boulevard, #204, Long Beach, California 90802 (2/3 interest) (the "Long Beach Property") and certain vacant land in Palmdale, California (50th St. East, Palmdale; APNs 3023-001-035 through 042) (1/3 interest)) (the "Palmdale Property," hereinafter, together with the with the Long Beach Property, the "Real Properties"), and in B&N Leasing, a CA General Partnership ("B&N Leasing")

Terms and conditions of sale:

Condition of Property: Property purchased "as-is" without any representations or warranties of any kind

Proposed sale price: \$ 125,000.00

plus waiver of \$100,000 claim against estate; purchase price is allocated as

Overbid procedure (if any): See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Carmela T. Pagay, Esq.
Levene, Neale, Bender, Yoo & Brill L.L.P.
10250 Constellation Boulevard, Suite 1700
Los Angeles, CA 90012
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: ctp@lnbyb.com

Date: 09/01/2020

Exhibit 1

PROPOSED OVERBID PROCEDURES

FOR PURCHASE OF PROPERTY

The Trustee seeks approval of the following overbid procedures with regard to the Real Properties:

1. Any person interested in submitting an overbid on the Real Properties must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process;
2. An overbid will be defined as an initial overbid of \$5,000 above the \$115,000 purchase price, with each additional bid in \$1,000 increments;
3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Edward M. Wolkowitz, Chapter 7 Trustee," in the amount of \$12,000 (the "Deposit") no later than seven calendar days prior to the hearing on the Motion;
4. Overbidders must purchase the Real Properties on the same terms and conditions as the Purchaser;
5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Real Properties within 15 days of entry of the order confirming the sale; and
6. In the event the successful overbidder cannot timely complete the purchase of the Real Properties, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

The Trustee seeks approval of the following overbid procedures with regard to B&N Leasing:

1. Any person interested in submitting an overbid on B&N Leasing must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process;
2. An overbid will be defined as an initial overbid of \$1,000 above the \$10,000 purchase price, with each additional bid in \$1,000 increments;
3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Edward M. Wolkowitz, Chapter 7 Trustee," in the amount of \$1,100 (the "Deposit") no later than seven calendar days prior to the hearing on the Motion;
4. Overbidders must purchase B&N Leasing on the same terms and conditions as the

Purchaser;

5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of B&N Leasing within 15 days of entry of the order confirming the sale; and

6. In the event the successful overbidder cannot timely complete the purchase of the B&N Leasing, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

If there are any qualified overbidders, an auction shall be held during the hearing on the Motion (on **September 22, 2020 at 10:00 a.m.**) at which time the Court shall determine the highest and best bid for either the Real Properties or B&N Leasing.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
10250 Constellation Blvd., Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **September 1, 2020**, I checked the CM/ECF docket for this bankruptcy case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- James Andrew Hinds jhinds@hindslawgroup.com, mduran@hindslawgroup.com
- Howard S Nevins hnevins@hsmlaw.com, lsamosa@hsmlaw.com
- Carmela Pagay ctp@lnbyb.com
- Misty A Perry Isaacson misty@ppilawyers.com,
ecf@ppilawyers.com;perryisaacsonmr51779@notify.bestcase.com
- Ryan S Robinson caf_bankruptcy_department@carmax.com, caf_bankruptcy_notices@carmax.com
- United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
- Edward M Wolkowitz (TR) emwtrustee@lnbyb.com,
ewolkowitz@iq7technology.com;ecf.alert+Wolkowitz@titlexi.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **September 1, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Barry Russell
USBC – Central District of CA
255 E. Temple St
Suite 1660 / Ctrm 1668
Los Angeles, CA 90012

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 1, 2020 Megan Wertz
Date Printed Name

/s/ Megan Wertz
Signature